

**FREDERICK COUNTY SENIOR SERVICES ADVISORY BOARD MINUTES**

**Monday, October 14, 2019, 1:00 PM**

**Mental Health Association**

**226 S Jefferson St, Frederick, MD 21701**

**301-600-1234**

<b>COA MEMBERS</b>	<b>SSD STAFF</b>	<b>EXCUSED</b>	<b>UNEXCUSED</b>	<b>GUESTS</b>
<b>M.C. Keegan-Ayer</b>	<b>Eileen Alexander</b>	<b>Donna Kuzemchak</b>		<b>Milton Bailey</b>
<b>Tom Lawler</b>	<b>Sue Ramsburg</b>			<b>George Carroll</b>
<b>Sally Livingston</b>	<b>Kathy Schey</b>			<b>Angie Liddiard</b>
<b>Dakota Shelton</b>	<b>Carolyn True</b>			<b>Noel Manalo</b>
<b>Thea Uhlig-Ruff</b>				<b>Dennis Superczynski</b>
<b>Sandra Wastler</b>				<b>Bruce Zavos</b>
<b>Mary Wark</b>				
<b>Marva Younger</b>				

- I. Welcome & Introductions** – Sandi Wastler called the meeting to order at 1:00 pm and welcomed all attendees. She gave a brief description of the Advisory Board and its goals.

- II. Action on the Agenda** – No new items added to the agenda.

**Approval of Minutes** – The minutes of the September 9<sup>th</sup> meeting were approved at today's meeting. All were in favor.

III. **Elected Officials' Comments** – Council President M.C. Keegan-Ayer was present at today's meeting but had no comments.

IV. **Affordable Housing –**

**Milton Bailey, Director, Frederick County Housing and Community Development** – Milton gave a brief overview of the most recent building developments. Some of the developments he reviewed are the properties at 520 N. Market Street, Sharpes Square, Orchard Park, and the development in the Ox-Fiber property. The Ox-Fiber will include a large area for service providers to come to engage those who live there. These units will vary in pricing depending tax credit amounts/types utilized when developing the properties. These units are not specifically for the elderly/senior population. Affordable housing is a need across all populations. The Internal Revenue Service defines affordability as a person's housing expense be no more than thirty percent of a person's monthly gross income. There are other affordable housing developments coming in the future. The need will always outweigh what is available.

**Bruce Zavos, Affordable Housing Council** – Bruce gives kudos to the Administrations of the City and County for making housing a priority. However, there continues to be a shortage of affordable housing. The Frederick County population is aging faster than most other areas. The low income tax credits do assist with subsidizing affordable housing developments and most of these have a senior population component. However, one thing not occurring is thinking outside the box and looking at other options. There may be an opportunity to partner with religious organizations to develop some affordable housing options. The County/City could look at surplus properties to see what may be available for housing projects. Density and parking are issues when planning projects in some areas. There are parking space requirements for some zoning areas. Increased density and reduced parking requirements would be beneficial when planning projects. This issue should be studied as a community endeavor and include individuals from various representative entities/agencies.

**Angie Liddiard, Frederick City Housing Authority** –Angie stated that sometimes the Housing Authority brings to mind public housing. This is a part of their mission, but they also address other housing issues. There are many individuals waiting for public housing opportunities. There is a gap between individuals who don't qualify for public housing and cannot afford market-rate housing. There are limited options for these individuals as well. Some individuals are just over the financial limit to qualify for public/low income housing. We are 5700 units short for affordable housing in Frederick County.

There are 600 individuals on the waiting list for the senior housing at Catoctin View, which is currently under renovation. The South Street Center is new a 100-unit project available soon for seniors. The Housing Authority continues to work to meet the needs for seniors of varied incomes.

**Noel Manalo, Miles and Stockbridge** – Noel works at Miles and Stockbridge which is a law firm represented in Frederick County that works on land use and development issues. They represent the whole range of individuals in the land use arena. He views the issue using three considerations; people, pricing, and priorities. Everyone has a different idea of affordable housing depending on their life story. People involved may be homeless, seniors, struggling parents, and/or a federal retiree with retirement income. All would have a different idea of affordable. Pricing is often based on the costs that go into developing a project. The price of the land, the cost of development, and the government fees and regulations all contribute to the final cost of the housing unit. Priorities can decide what happens with a property. If a large unit of land is put into agricultural preservation, this makes it unavailable for development of affordable housing. Affordability becomes an issue when this scenario restricts land that is available for affordable development.

**Dennis Superczynski, Frederick County Planning** – Dennis spoke about the recently adopted “Livable Frederick” which is the master plan for Frederick County. This Plan looks at long range planning for Frederick County and was developed with community input. One goal was to look at what direction the County was moving toward. Individuals queried want to live in a safe, healthy, and affordable community. Overall the County is trending older and wealthier on average. There are other costs that should be considered when considering housing options. Transportation, parking costs, and access to medical options and/or grocery shopping. There are many lots available in the “residential pipeline”. These are split about 50/50 between the county overall and within municipalities. The units that may be available in the outlying area are not near services which individuals will need access to and this is going to make transportation options a new priority. The Plan proposes options less reliant on cars and has a focus on multi-mobilizing which involves alternatives such as walking or bikes. Mixed use development is an option as it includes multiple needs, housing, shopping, medical, in one consolidated area.

- V. Update on Senior Services Division activities – Kathy Schey** – Kathy stated that the Caregiver Program continues to provide training to the Fire and Rescue Services staff. The next group for training will be the Law Enforcement staff. This training is helpful for rescue staff

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during emergency situations when dealing with residents who may have memory loss issues. The Dementia Friendly kick-off film event held at FCC was well attended and went well.

A new partnership for the Division is with the Planning and Zoning Department as the Division is taking an active part in the Census 2020 count. There will be job fairs at each of the senior centers for seniors who may be interested in short term employment opportunities.

**Nominations Overview – New Chair and Vice Chair needed – Sandi Waster** – Sandi that there will need to be a new Chairperson and Vice Chairperson for the Senior Services Advisory Board for next year. Anyone who may be interested should express that interest by next month's meeting. Please email Sandi if you are interested in either of these positions.

#### **VI. New Business –**

**Handbook Policy Manual Review – Sandi Waster** – Sally and Marva put together the Senior Services Advisory Board Handbook. The Board voted today to approve the Handbook. All were in favor. Copies of the handbook will be made by Senior Services Division staff for the Board members.

**Suggestions for 2020 meeting topics, panel discussions** – Sandi asked that members let her know if they have any topics/panel discussion ideas for the 2020 meeting schedule. She needs time to recruit speakers on topics.

#### **VII. Committee Reports**

**Business Task Force – Tom Lawler** – There are two presentations of the Caregiving video tentatively scheduled. One is with the

Downtown Rotary Club and the second will be with the Urbana Southern Rotary Club.

**Living Well in Place in Community– Thea Uhlig-Ruff** - Thea stated that this group had a planning meeting and has created draft objectives. They will be meeting again on Wednesday.

Thea mentioned there is a new elderly care advocacy group which will be meeting to discuss care option in local facilities. They plan to meet the last Tuesday of the month at 630pm at the Urbana Library.

**VIII. Announcements** – Carolyn reminded everyone that next month's meeting will be a week early due to the Veterans Day holiday. The meeting will be held on November 4<sup>th</sup>.

**IX. Adjournment** - Meeting was adjourned at 2:40 pm.

Susan M. Ramsburg  
Recording Secretary